

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

Municipal Administration & Urban Development Department – Tirupati Urban Development Authority – Delegation of Certain Powers of Development Control to certain Gram Panchayats filing in the extended area - Notification – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.Ms.No. 651

Dated 04.11.2009

Read the following :-

1. G.O.Ms.No. 1178 MA Dated 06.11.1981.
2. G.O.Ms.No. 523 MA Dated 25.09.1986.
3. G.O.Ms.No. 520 MA Dated 29.07.2008.
4. G.O.Ms.No.431 M.A.Dated.08.07.2009
5. From the Vice Chairman, TUDA, Tirupati Letter Roc.No. 1913/G1/2007 Dated 25.07.2009

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**O R D E R:-**

In the circumstances explained by the Vice-Chairman, Tirupati Urban Development Authority in the reference 5<sup>th</sup> read above, Government decided to delegate the powers conferred on them under sections 13, 14, 27, 40 to 46 and 48 to 51 of the Andhra Pradesh Urban Areas (Development) Act, 1975 to all Panchayat Secretaries under the jurisdiction of Tirupati Urban Development Authority (extended area). The list of the villages is annexed to this order.

2. The following notification shall be published in the Andhra Pradesh Gazette.

**NOTIFICATION**

In exercise of the powers conferred under sub-section (2) of section 56 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Andhra Pradesh Act.No.1 of 1975), Government hereby delegate the powers conferred on them under sections 13, 14, 27, 40 to 46 and 48 to 51 of the said Act to all Panchayat Secretaries of the villages specified in the Annexure under the jurisdiction of Tirupati Urban Development Authority (extended area) with the following powers, namely:-

- (1) Grant of residential building permissions only for G+2 floors in layouts approved by Tirupati Urban Development Authority subject to the conditions that the height of the building does not exceed 10 m. including parking floor from road level & plot area is below 1,000 Sq.mts.
- (2) Residential Building permissions in village settlement areas (subject to the condition that the panchayats shall get the plan for extended village settlement area approved by Urban Development Authority)
- (3) Row-type shopping (however they should be limited to settlement areas and on roads of 40 feet & below) subject to Urban Development Authority regulations.
- (4) Plot sub-division permissions in the approved layouts (As per the rules for layouts).

These provisions i.e., from 1 to 4 shall be exercised by the Panchayats for the areas beyond 200mtrs from State & National Highways & 100mtrs from 30mtrs and above roads.

- (5) Levy of penalties and to take action against unauthorized & illegal constructions and developments as per the provisions of the Andhra Pradesh Urban Areas (Development) Act, 1975.

Contd....2.

- (6) To Levy & get the development charges paid directly in the Urban Development Authority account in the designated branches of banks, as per the rates prescribed by the Government from time to time wherever the Panchayat Secretary gives building permission as per the delegation.
- (7) To take action on all constructions either made in deviation to approved plan or unauthorizedly. The Urban Development Authority issues only Technical sanction in respect of all other cases and the local authority is the "Enforcement Authority" in all cases irrespective of delegation.

3. The above delegation of powers to the Panchayat Secretaries under the jurisdiction of Tirupati Urban Development Authority shall be subject to the fulfillment of the following conditions, namely:-

- (1) The Panchayats shall maintain a Register showing the details of building permission accorded in the following form :

Sl. No.	Name & Address of the applicant	Date of Application	Plot area	UDA approved layout or not	Date of sanction	Set back & other rules followed or not	Development charges collected or not	Fee and other fees collected or not	Remarks
1	2	3	4	5	6	7	8	9	10

- (2) Similarly a Register shall be maintained by the Panchayats showing unauthorized construction in the following form :

Sl. No.	Name & Address of the owner	Premises / Plot number	Date of detection	Nature of unauthorized construction	State of construction	Action taken by the Panchayat	Remarks
1	2	3	4	5	6	7	8

(3) The above delegated powers are subject to overall conformity with the provisions of Master Plan / Zonal Development Plan and uses, Zoning Regulations, building rules issued by the Government from time to time.

(4) The officers of the Tirupati Urban Development Authority shall conduct periodical inspections of the Gram Panchayats to give necessary guidelines for disposal of cases as well as to check the permissions.

(5) The Officers of the Tirupati Urban Development Authority shall have powers of surprise inspection of Panchayat Offices for verification of records pertaining to development control and the buildings under construction and also other areas along with the Panchayat Secretaries of the concerned Gram Panchayats.

(6) The Panchayat Secretary shall send a copy of approved plan to Urban Development Authority immediately after approval and a list of cases with amount of Development Charges paid to Urban Development Authority every month.

4. The above delegation of powers shall be strictly adhered by the Panchayat Secretaries and if any irregularity / deviation noticed / reported, this delegation of powers shall stand withdrawn forthwith.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

PUSHPA SUBRAHMANYAM  
PRINCIPAL SECRETARY TO GOVERNMENT (I/C)

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad for Publication in the A.P. Gazette.

The Vice Chairman, Tirupati Urban Development Authority, Tirupati.

The Commissioner, Municipal Corporation, Tirupati.

The Panchayat Secretaries concerned through V.C. TUDA.

Copy to :-

The Special Officer and Competent Authority, Urban Land Ceiling, Tirupati.

The District Collector, Chittoor District, Chittoor.

The P.S. to Special Secretary to C.M.

The Private Secretary to M (MA&UD).

The Law (A) Department.

//FORWARDED BY ORDER//

SECTION OFFICER.

**ANNEXURE**

Sl. No.	Name of the Village / Town	Area in Sq. Kms	Name of the Mandal
1	Pathi Puthur	5.80	Vadamalapeta Mandal
2	Kayam	6.63	"
3	Pudi	12.61	"
4	Vedamala	13.13	"
5	Kallur	7.74	"
6	Padireduaranyam	3.70	"
7	S.V.Puram	14.94	"
8	Alimelumangapuram	6.58	"
9	Sri Bommarajupuram	8.74	"
10	Pachikalva	0.58	"
11	T.C. Agraharam	3.50	"
12	Thatneri	1.32	"
13	Padiredu	3.66	"
14	Ramasamudram	0.42	"
15	K.G. Kandriga	0.08	"
16	Kandirimangalam	1.60	"
17	Thirumandyam	6.27	"
18	Vemapuram	0.86	"
19	Seethamma Agraharam	0.40	"
20	Ayyangaripalli	1.42	"
21	Chuttugunta Ramapuram	6.81	Ramachandrapuram Mandal
22	Nennur	6.66	"
23	Nadvalur	11.21	"
24	Kottakinda Venkatapuram	3.78	"
25	Kammapalle	6.01	"
26	Ravillavari Palle	1.35	"
27	Sorakayalapalem	1.49	"
28	Sevolkalva	0.31	"
29	Gangireddy Palle	2.17	"
30	Prasanna Venkateswara Puram	4.67	"
31	Sanjeevaraya Puram	2.51	"
32	Bramhanakalva	0.43	"
33	Taduku	13.49	Puttur Mandal
34	Gollapalle	0.63	"
35	Eswarapuram	6.94	"

36	Veerappareddy Palem	1.37	"
37	Thoruru	6.81	"
38	Nesanur	7.23	"
39	Nadimangalam	11.42	"
40	Kaveri Maharajula Agraharam	6.49	"
41	Merlapaka	9.63	Yerpedu Mandal
42	Yerppedu	4.66	"
43	Chinjimedu	6.79	"
44	Madhavamala	5.70	"
45	Vikruthmala	17.04	"
46	Penumallem	9.61	"
47	Kobaka	9.22	"
48	Mannasamudram	8.90	"
49	Seetharam Pet	0.99	"
50	Venkata Puram	0.90	"
51	Peddanjimedu	2.68	"
52	Isukathageli	2.43	"
53	Patha Veerapuram	2.77	"
54	Pennagadam	3.34	"
55	Arugola Kandriga	0.18	"
56	Rachagunneri	1.86	Sri Kalahasti Mandal
57	Uranduru	10.88	"
58	Panagal	8.68	"
59	Kapagunneri	2.69	"
60	Challapalem	6.10	"
61	Guntakindapalle	2.95	"
62	Marrimakulachenu Khandriga	1.74	"
63	Maddiledu	3.06	"
64	Narayana Puram	11.27	"
65	Arava Kothuru	1.78	"
66	Bokkasampalem	1.45	"
67	Cherlapalli	1.14	"
68	Cherukupadu	1.67	"
69	Cherlopallevyasayapu Kandriga	1.14	"

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PRINCIPAL SECRETARY TO GOVERNMENT (I/C)

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